

Evergreen ♦ East Hills Vision Strategy

"Trade-Off Analysis"

DRAFT

What is the Evergreen ♦ East Hills Vision Strategy?

A community based planning effort attempting to balance new housing and other development with improvements (transportation and "amenities"). Inherent in this balance are a series of policy trade-offs that the Council will ultimately need to consider with the final package.

Purpose of the Trade-Off Analysis

The analysis would evaluate the effect of different policy choices (such as residential densities, industrial retention, and affordable housing) on the ability to pay for improvements and amenities; create jobs and economic growth; and achieve other policy objectives.

Key Variables

1. Transportation Improvements and "Amenities"
2. Total Residential Development Potential and Various Densities
3. Total Retail Development Potential
4. Amount of Industrial Land Retention Options (0, 50 or 120 acres)
5. Affordable housing approaches
 - a. Only require new housing developments within Redevelopment Project Areas (e.g., Arcadia) to provide affordable housing by meeting the full inclusionary policy requirements adopted by the City Council.
 - b. Meet all of the inclusionary requirements on sites in Redevelopment Project Areas and require an overall target of 20% affordable housing for any site within the study area (i.e., the Urban Service Area south of Story Road and east of Highway 101). This could be achieved through:
 - ✓ Construction of affordable units on-site, or
 - ✓ Payment of an in-lieu fee.
 - c. Meet all of the inclusionary requirements on sites in Redevelopment Project Areas and require an overall target of 20% affordable housing only on lands being converted from industrial to residential uses. This could be achieved through:
 - ✓ Construction of affordable units on-site, or
 - ✓ Payment of an in-lieu fee.

Schedule

- ✓ 31 August Task Force Meeting: Review of Trade-Off Analysis description
- ✓ Nov. Task Force Meeting: Review of Results of Trade-Off Analysis
- ✓ Dec. Council Meeting: Review of Results of Trade-Off Analysis